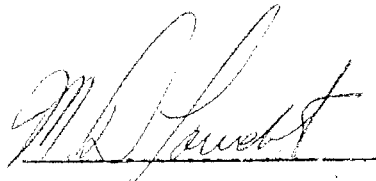


DECOMMISSIONING REPORT
OF THE UNION SWITCH & SIGNAL
DIVISION AMERICAN STANDARD, INC.
PLANT AT 1789 S. BRADDOCK AVENUE
SWISSVALE, PENNSYLVANIA 15218

A handwritten signature in dark ink, appearing to read 'M. D. Tourdot', is written over a horizontal line.

M. D. TOURDOT
MANAGER EMPLOYEE RELATIONS
AND ENVIRONMENTAL AFFAIRS

FEBRUARY, 1988

The American Standard Plant located at 1789 South Braddock Avenue, Swissvale, PA. has been decommissioned and sold. The decommissioning process began in October, 1985 and was completed on December 30, 1987. Oxford Development assumed management of the property on December 30, 1987 and reached agreement with Radice Co. and American Standard to purchase the property on January 12, 1988.

The purpose of this report is to provide a concise document for future references and to provide a retrospective overview of the decommissioning done at the US&S Plant from 1985 to 1987.

During the decommissioning project ten areas of potential environmental concern within the plant were addressed.

1. Hazardous Waste Storage Facility operated under authorization of RCRA Interim Status Part A Permit.
2. The Electroplating Shop.
3. The Waste Water Treatment Plant.
4. The Removal of the Underground Tanks.
5. The Zinc Phosphatizing Operation in Section 110.
6. Paint Booth and Dip Well Operations.
7. Heat Treat Operation.
8. Metal Chip Hopper Storage Area.
9. Subsurface Soil Investigations.
10. The Disposal of all other Waste generated during decommissioning of the plant.